

# Appendix C—Plan Amendment Criteria

From time to time, it may be appropriate and necessary to amend certain portions of the plan. In particular, it is anticipated that over time the Urban Growth Boundary, portions of the Rural Growth Boundaries, and designation of certain lands as Planning Reserve Areas may be amended to reflect changing conditions in the region. The following criteria shall be applied when amendments are considered.

## UGB Amendment Review Criteria

The following criteria shall apply when consideration is given to amending the Urban Growth Boundary:

1. **Market need**—that the supply of suitable land within the UGB is inadequate to provide for projected residential development as well as accompanying needs for employment and commercial lands over the next 20-25 years.
2. **Policy compatibility**—that the proposed amendment is consistent with community goals and objectives as expressed in plan policies.
3. **Land suitability**—that the land proposed for inclusion in the UGB contains no sensitive environmental resources or hazard constraints that make the area unsuitable for development.
4. **Capital Facilities Plan consistency**—that the expansion is consistent with the City’s long-term capital improvements and facilities and services plans.
5. **Open Space and Greenways Plan consistency**—that the expansion is consistent with open space classifications and recommendations contained in the OSGW Plan.
6. **Minimum area**—that the area planned for expansion of the UGB is of sufficient size to enable cohesive planning of the area. In normal circumstances, the minimum area shall be 160 acres.
7. **Logical extension of UGB**—that the amendment be a logical extension of the UGB. Factors include but are not limited to an efficient increment for extending urban services, a desirable community edge and boundary, and a location that contributes to the desired compact, contiguous urban form.
8. **UGB contraction**—in addition to UGB expansion, it is likely that over time the UGB may need to be contracted in specific areas. An area within the UGB may be contracted based on changed circumstances, including but not limited to the following:
  - a. determination that development of the area is no longer in the public interest; acquisition of the area as open space;
  - b. new information regarding environmental constraints and/or hazards that affect the ability to develop certain areas; or

- c. that, for utility-related reasons, the City of Flagstaff can no longer expect to be able to extend adequate public facilities and services to the area within 20-25 years.

## Rural Growth Boundary Amendment Review Criteria

The following criteria shall apply when consideration is given to amending a Rural Growth Boundary:

1. **Policy compatibility**—that the proposed amendment is consistent with community goals and objectives as expressed in Regional Plan policies.
2. **Land suitability**—that the land proposed for inclusion in the RGB contains no sensitive environmental resources or hazard constraints that make the area unsuitable for development.
3. **Open Space and Greenways Plan consistency**—expansion is consistent with open space classifications and recommendations contained in the OSGW Plan.
4. **Logical extension of the RGB**—that the amendment be a logical, contiguous extension of the RGB, and represent a desirable community edge and boundary.
5. **Public facilities and services**—that the area is capable of meeting the County’s level-of-service requirements for public facilities and services, including but not limited to fire protection and potable water supply.

## Planning Reserve Area Review Criteria

The following review criteria shall apply when planning reserve areas are being considered for re-designation to another land use category for development:

1. **Planned land uses**—PRA must be master planned, either as part of a regional land use plan amendment or part of an area plan that establishes appropriate land use patterns, transportation system, infrastructure and public facilities.
2. **Zoning requirements for adequate public facilities**—PRA designation must be concurrent with rezoning of the area proposed to be converted from PRA to development use. Rezoning shall be contingent upon provisions for adequate levels of public facilities and services, either in place or provided for by applicant or in approved CIP.
3. **Policy compatibility**—proposed PRA re-designation must be consistent with community goals and objectives as expressed in Regional Plan policies.
4. **Proposed development contiguity**—for PRA areas outside of the city, the PRA area must either have adequate contiguity to be eligible for annexation to the city at the time of re-designation, or the applicant shall enter into an agreement that the PRA will voluntarily annex when required contiguity is established.
5. **Minimum density requirements**—proposed land uses in the PRA must comply with minimum densities for the area, as specified within the Regional Land Use and Transportation Plan.
6. **Minimum area**—PRA should be of sufficient size to enable cohesive planning of the area, normally a minimum of 35 acres.